

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 15, 1968

Appeal No. 9580 Mrs. Philip Randolph, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 21, 1968.

ORDERED:

That the appeal for variance from the minimum lot area and width requirements of the R-1-B District to permit subdivision and erection of single-family dwelling adjoining 4724 Van Ness Street, N.W., lots 23 and 24, Square 1529, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. Lots 23 and 24 together have a frontage of 34.0 feet facing east on Van Ness Street, N.W. Both lots are 117.50 feet in depth, giving a total of 4,000 square feet total area.
3. It is proposed to construct a single-family dwelling adjoining 4724 Van Ness Street, N.W.
4. No opposition to the granting of this appeal was registered at the public hearing.
5. BZA File No. 9580 contains one telegram in opposition to the proposed.
6. Section 3301.1 provides that the minimum width of a lot in the R-1-B District must measure 50 feet.

OPINION:

We are of the opinion that the appeal must be denied. The R-1-B District is designated to stabilize the area into the most suitable environment for family life. This cannot be accomplished where over-crowding may become the tendency.

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We hold that to permit the requested relief will be detrimental to the public good and adversely affect nearby and adjoining property. The appellant has failed to show a hardship within the meaning of the variance clause of the Zoning Regulations and to permit the request will substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board